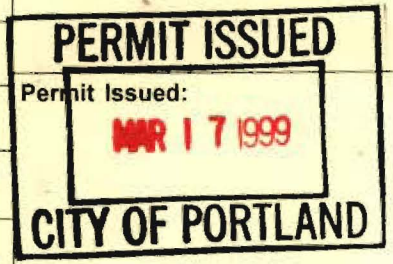


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 10 Dover Ave		Owner: Empire Development LLC		Phone: 934-2118		Permit No: <b>990223</b>	
Owner Address: P.O. Box W 008 ME 04064		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: SAA		Address:		Phone:			
Past Use: Vacant		Proposed Use: Construct 1-Family		COST OF WORK: \$ 65,000		PERMIT FEE: \$ 345.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 43 Type: 5B BOCA 96	
Proposed Project Description: Construct 1-family dwelling				Signature:		Signature: <i>Heffer</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <b>MG</b>		Date Applied For: February 19, 1999					



**PERMIT ISSUED WITH REQUIREMENTS**

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: February 19, 1999	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date:                     

CEO DISTRICT 1

COMMENTS

4/7/99 Foundation Inspection with subcontractor drainage, damp proof & setbacks OK to backfill (DC) Pre construction with G.C. John Ponzetti: 939-7822 by phone review conditions of approval request next call at framing stage, request amendment to cost of work, Ponzetti to call Hobbes and discuss appropriate revision (DC) 4/7

4/23/99 Framing & Plumbing - No Stairs in, No Chimney, No Basement floor or lolly columns - all else OK (DC) Drain test not held require nail protection kitchen area for stack (DC)

7/12 Need Attic Saddle, Stair tread ext no basement stairs hangers for stair header advised J. Ponzetti: 7/14 (DC)  
8/18 Add lolly column & secure, ~~Center~~ Center Beams cut out to move stairway back, Final OK for COFO (DC)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 10 Dover Avenue CBL: 332-G-017

Issued to **Empire Development LLC**

Date of Issue 8/25/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **990223**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

APPROVED OCCUPANCY

Single Family  
Use Group R3  
Type 5B  
BOCA 96

This certificate supersedes  
certificate issued

Approved:

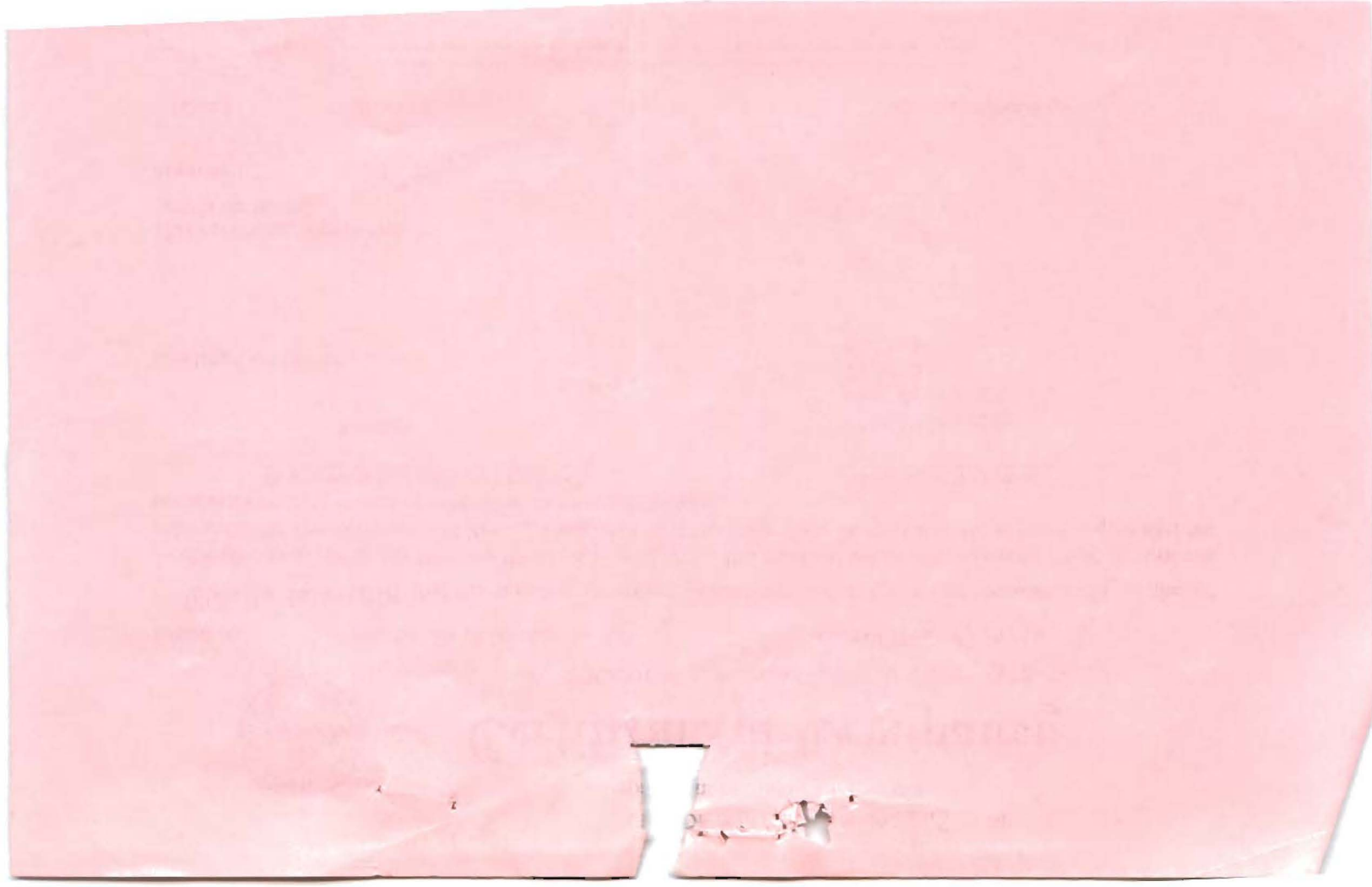
8/26/99  
.....  
(Date)

*A. Rowe*  
.....  
Inspector

*Richard J. [Signature]*  
.....  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

*AAA*  
8/26/99





: David

# 10 DAVEN AUC

ACCESS ~~AS~~ REQUIRED.

Jim Parzani

66,8 €2



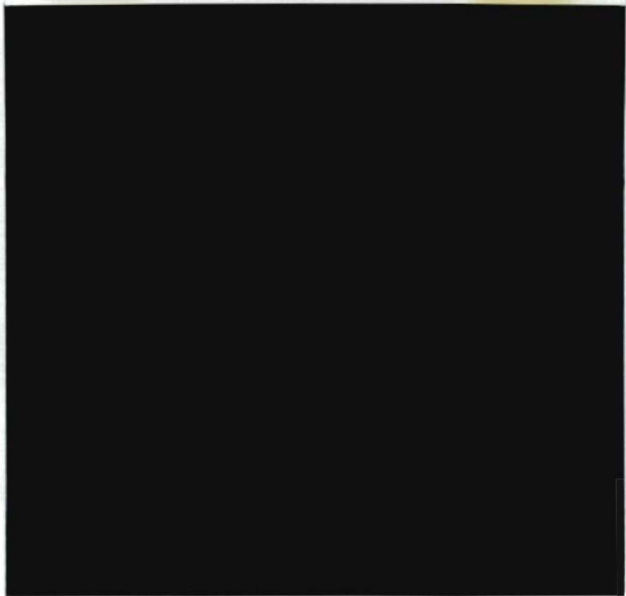
#10 Deyen AVE

BASE & LIVING SEWER  
AS REQUESTED

Shirley







1

2

3

4

5

6

**MEMORANDUM**

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, P.E. Development Review Coordinator

**DATE:** August 20, 1999

**RE:** Certificate of Occupancy  
10 Dover Avenue (332-G-017)

---

On August 20, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 3/12/99.

It is our opinion that all conditions of the site plan approval have been satisfactorily completed and a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

DATE: 27 February 1999 ADDRESS: Dover Ave CBL 332-6-017  
REASON FOR PERMIT: To Construct dwelling  
BUILDING OWNER: Empire Development LLC  
CONTRACTOR: SAA  
PERMIT APPLICANT:  
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*3, \*4, \*6, \*8, \*9, \*10, \*11, \*12, \*16, \*24, \*25, \*26, \*27, \*29, \*30, \*31, \*32

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- \*2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \*2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- \*3. 4. Precapution must be taken to protect concrete from freezing. Section 1908.0  
It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- \*5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- \*6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- \*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- \*9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- \*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0) See attached detail
- \*11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

Applicant: Empire Development LLC

Date: 2/26/99

Address: Dover Ave.

C.B.L.: 332-G-17 to 21

CHECK-LIST AGAINST ZONING ORDINANCE

Date - NEW

Zone Location - R-3

Interior or corner lot - 37-47 Tarbell Ave

Proposed Use/Work - Construct 1 family 26' x 34' -  
Sewage Disposal - City No garage - No deck

Lot Street Frontage - 50' req - 80' shown

Front Yard - 25' req - 50' shown

Rear Yard - 25' req - 75' + shown

Side Yard - inside st - 20' req - 29' shown  
14' req other side - 16' shown

Projections - front steps right side steps - rear bulk head

Width of Lot - 75' req - 80' shown

Height - 2 story shown

Lot Area - 6,500<sup>#</sup> req 12,800<sup>#</sup>

Lot Coverage/ Impervious Surface - 25% = 3,200<sup>#</sup> MAX

Area per Family - 6,500<sup>#</sup>

Off-street Parking - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C - Panel G

26 x 34 = 884<sup>#</sup>

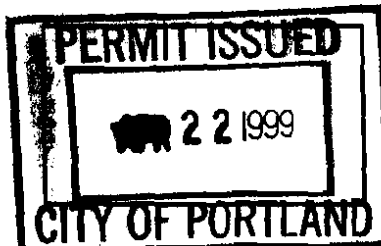
Double doors on rear no deck or stairs shown - Needs secure doors  
Dover street ~~shown~~ be paved The shed encroachment should be removed



990364

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



332 G 017

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 10 DOVER ST. Use of Building RES. Date 4/16/99  
 Name and address of owner of appliance EMPIRE DEVELOPMENT  
P.O. Box W, O.O.B., ME 04064  
 Installer's name and address UNION OIL CO PO Box 345 Biddeford ME 04005  
~~63 OREAN AVE, SO. PORTLAND~~ Telephone 799-1521

### Location of appliance:

- Basement  Floor  
 Attic  Roof

### Type of Fuel:

- Gas  Oil  Solid

Appliance Name: AXEMAN ANDERSON

U.L. Approved  Yes  No

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain:

### The Type of License of Installer:

- Master Plumber # 5769  
 Solid Fuel # \_\_\_\_\_  
 Oil # 1215  
 Gas # \_\_\_\_\_  
 Other \_\_\_\_\_

### Type of Chimney:

Masonry Lined  Factory built

Metal  
Factory Built U.L. Listing # \_\_\_\_\_

Direct Vent  
Type \_\_\_\_\_ UL# \_\_\_\_\_

### Type of Fuel Tank

- Oil  
 Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 10 feet.

\$ 5,500.00 fee: \$ 50.00

**Approved**

**Approved with Conditions**

See attached letter of requirement

Fire: \_\_\_\_\_

Ele.: \_\_\_\_\_

Bldg.: ✓

Signature of Installer Leo Paul Monard - Union Oil Co.

QUIT-CLAIM DEED WITH COVENANT  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that HANCOCK LUMBER COMPANY, INC., a Maine corporation with a principal place of business in Casco, in the County of Cumberland and State of Maine, for consideration paid, grants to EMPIRE DEVELOPMENT LLC, a Maine limited liability company with a principal place of business in Old Orchard Beach, in the County of York and State of Maine, whose mailing address is P.O. Box W, 198 Saco Avenue, Old Orchard Beach, ME 04064, with quitclaim covenants, the following described real estate located in the City of Portland, County of Cumberland and State of Maine:

Certain lots or parcels of land, with any buildings and improvements thereon, being depicted as Lots No. 380, 381, 382, 383 and 384 on a plan of Forest Avenue Terrace by A.L. Eliot, C.E. dated May 7, 1910, recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 5.

Together with the fee insofar as the Grantor has the right to convey the same in and to all of the streets and ways shown on said plan in common with the owners of the other Lots shown on said plan and subject to the right of all of said Lot owners to make any customary use of said streets and ways.

Being the same premises conveyed to the Grantor herein by Fecteau's Remodeling, Inc. by deed recorded in the Cumberland County Registry of Deeds on April 21, 1998 in Book 13755, Page 209.

IN WITNESS WHEREOF, Hancock Lumber Company, Inc. has caused this Deed to be executed by Richard A. Merk, its Executive Vice

President and Corporate General Manager, hereunto duly authorized,  
this ~~21 day of November~~ <sup>December</sup>, 1998.

Signed, Sealed and Delivered  
in the presence of

HANCOCK LUMBER COMPANY, INC.

\_\_\_\_\_  
Witness

By: *Richard A. Merk*  
Richard A. Merk  
Its Executive Vice President  
and Corporate General Manager

STATE OF MAINE  
CUMBERLAND, SS.

~~November~~ <sup>December</sup> 21, 1998.

Then personally appeared the above-named Richard A. Merk,  
Executive Vice President and Corporate General Manager of Hancock  
Lumber Company, Inc. and acknowledged the foregoing instrument to  
be his free act and deed in his said capacity and the free act and  
deed of said Grantor corporation.

*Walter D. Hall*  
Notary Public *WALTER D. HALL*  
Commission expires *8/17/2000*



**QUIT-CLAIM DEED WITH COVENANT**  
**(Maine Statutory Short Form)**

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\_\_\_\_\_  
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Richard A. Merk  
Its Executive Vice President  
and Corporate General Manager

STATE OF MAINE  
CUMBERLAND, ss.

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be his free act and deed in his said capacity and the free act and  
deed of said Grantor corporation.

*Wanda D. Hall*  
NOTARY PUBLIC WANDA D. HALL  
Commission Expires 8/17/2000

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

19990022

I. D. Number

Empire Development & LLC

Applicant

P.O. Box W, Old Orchard Bess, ME 04064

Applicant's Mailing Address

2/19/99

Application Date

Dover Ave

Project Name/Description

Consultant/Agent

934-2718

Applicant or Agent Daytime Telephone, Fax

Dover Ave

Address of Proposed Site

332-G-017

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved subject to Site Plan Review Addendum Conditions of Approval:

All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now 10 Dover Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be placed at the proposed curb cut.

The proposed sill elevation of 73.5 shall be raised to allow the installation of a 4" gravity footing drain. Approximately sill elevation shall be 74.5. Borrow material shall be placed around the house to provide a typical foundation reveal.

All construction in the public right of way shall conform to City of Portland Technical Standards.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19990022  
I. D. Number

Empire Development & LLC  
Applicant  
P.O. Box W, Old Orchard Bee, ME 04064  
Applicant's Mailing Address

2/18/99  
Application Date  
Dover Ave  
Project Name/Description

Consultant/Agent  
934-2718  
Applicant or Agent Daytime Telephone, Fax

Dover Ave  
Address of Proposed Site  
332-G-017  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building     Building Addition     Change Of Use     Residential  
 Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) no garage & no decks  
 26 x 34    12800    R-3  
 Proposed Building square Feet or # of Units    Acreage of Site    Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date: 2/18/99

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved     Approved w/Conditions see attached     Denied

Approval Date 2/26/98    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance \_\_\_\_\_  
signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issued             | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          |                |  |                 |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

**19990022**  
I. D. Number

**Empire Development & LLC**  
Applicant  
**P.O. Box W, Old Orchard Bea, ME 04064**  
Applicant's Mailing Address

**2/19/99**  
Application Date  
**Dover Ave**  
Project Name/Description

Consultant/Agent  
**934-2719**  
Applicant or Agent Daytime Telephone, Fax

**Dover Ave**  
Address of Proposed Site  
**332-G-017**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building     Building Addition     Change Of Use     Residential  
 Office     Retail     Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) no garage & no decks  
**26 x 34**    **12800**    **R-3**  
Proposed Building square Feet or # of Units    Acreage of Site    Zoning

**Check Review Required:**

Site Plan (major/minor)     Subdivision # of lots \_\_\_\_\_     PAD Review     14-403 Streets Review  
 Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other \_\_\_\_\_

Fees Paid:    Site Plan \_\_\_\_\_    Subdivision \_\_\_\_\_    Engineer Review **\$300.00**    Date: **2/19/99**

**DRC Approval Status:**

Reviewer Jim Wendel

-Approved     Approved w/Conditions see attached     Denied  
Approval Date 3/12/99    Approval Expiration 3/12/00    Extension to \_\_\_\_\_     Additional Sheets Attached  
 Condition Compliance    Jim Wendel    3/12/99  
signature    date

Performance Guarantee     Required\*     Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\* If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <b>DOWRIE AVE</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot <b>12,800</b>	
Tax Assessor's Chart, Block & Lot Number		Owner: <b>EMPIRE DEVELOPMENT LLC PO BOX 11 OLD ORCHARD BEACH ME 04864</b>	Telephone#: <b>207-934-2718</b>
Chart# <b>332</b>	Block# <b>G</b>	Lot# <b>17-21</b>	
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address:	Cost Of Work: <b>\$65,000</b> Fee: <b>\$345</b>
Proposed Project Description: (Please be as specific as possible) <b>SINGLE FAMILY DWELLING</b>			
Contractor's Name, Address & Telephone <b>EMPIRE DEVELOPMENT LLC COB MAINE</b>			Rec'd By: <b>SAA</b>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the buildings;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

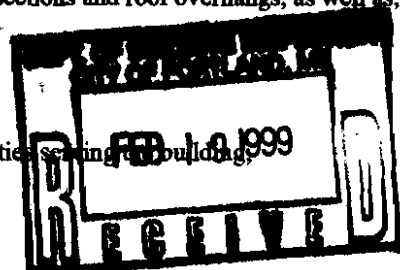
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <b>2/19/99</b>
---	----------------------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: Application Cost (65,000) Plan Review # 205/99  
 Fee: 345.00 Date: 27 February 1999

Building Location: Dover Ave. CBL: 332-G-017

Building Description: Single family dwelling

Reviewed by: S. Noffses

Use or Occupancy: R-3 Type of Construction: 5 B  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	Estimated Cost of Proposed building.	
2.	All site plan and building code requirements MUST be met before a certificate of occupancy can or will be issued	111.0
3.	Foundation drains	1813.5.2
4.	Concrete protection	1908.0
5.	Foundation anchors	2305.17
6.	Chimney & vents BOCA mech/93	NFPA 211 chapter 12
7.	Guandrails & handrails	1021.0 1022.0
8.	Headroom habitable space	1204.0
9.	Stair Construction	1014.0
10.	Headroom in stairways	1014.4
11.	Sleeping room egress windows	1018.6
12.	Smoke detectors	920.3.2

## Foundations (Chapter 18)

### Wood Foundation (1808)

~~NA~~ Design  
~~NA~~ Installation

### Footings (1807.0)

~~X~~ Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
~~NA~~ Insulated footing provided  
~~X~~ Soil bearing value (table 1804.3)  
~~X~~ Footing width  
~~X~~ Concrete footing (1810.0) .3.1, 3.2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

~~X~~ Design (1812.1)  
~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
~~SA~~ Water proofing and damp proofing Section 1813  
~~X~~ Sill plate (2305.17)  
~~SA~~ Anchorage bolting in concrete (2305.17)  
~~X~~ Columns (1912)  
~~NA~~ Crawl space (1210.2) Ventilation  
~~NA~~ Crawl opening size (1210.2.1)  
~~NA~~ Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### Floors (Chapter 16-23)

~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)  
~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)  
~~X~~ Grade  
~~X~~ Spacing  
~~X~~ Span  
~~X~~ Girder 4" bearing 2305.6.1



- ~~△~~ Roof rafters - Design (2305.15) spans
- ~~△~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- ~~SA~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~NA~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SA~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

*Chapter 12.*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
  - ~~SA~~ Sleeping room window (1010.4)
  - ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
  - ~~X~~ Landings (1014.3.2) stairway
  - ~~NA~~ Ramp slope (1016.0)
  - ~~SA~~ Stairways (1014.3) 36" W
  - ~~SA~~ Treads (1014.6) 10" min.
  - ~~SA~~ Riser (1014.6) 7 3/4" max.
  - ~~SA~~ Solid riser (1014.6.1)
  - ~~NA~~ Winders (1014.6.3)
  - ~~NA~~ Spiral and Circular (1014.6.4)
  - ~~SA~~ Handrails (1022.2.2.) Ht.
  - ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
  - ~~SA~~ Guards (1012.0) 36" min.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

## Dwelling Unit Separation Table 602

~~NA~~

Electrical  
NFPA #



**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

**FROM:** James Seymour, Acting Development Review Coordinator

**DATE:** April 5, 1995

**SUBJECT:** Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

PORTLAND

6841

TOWN COPY

Date Permitted: 12 16 99

\$ 48 FEE

Double Fee Charged

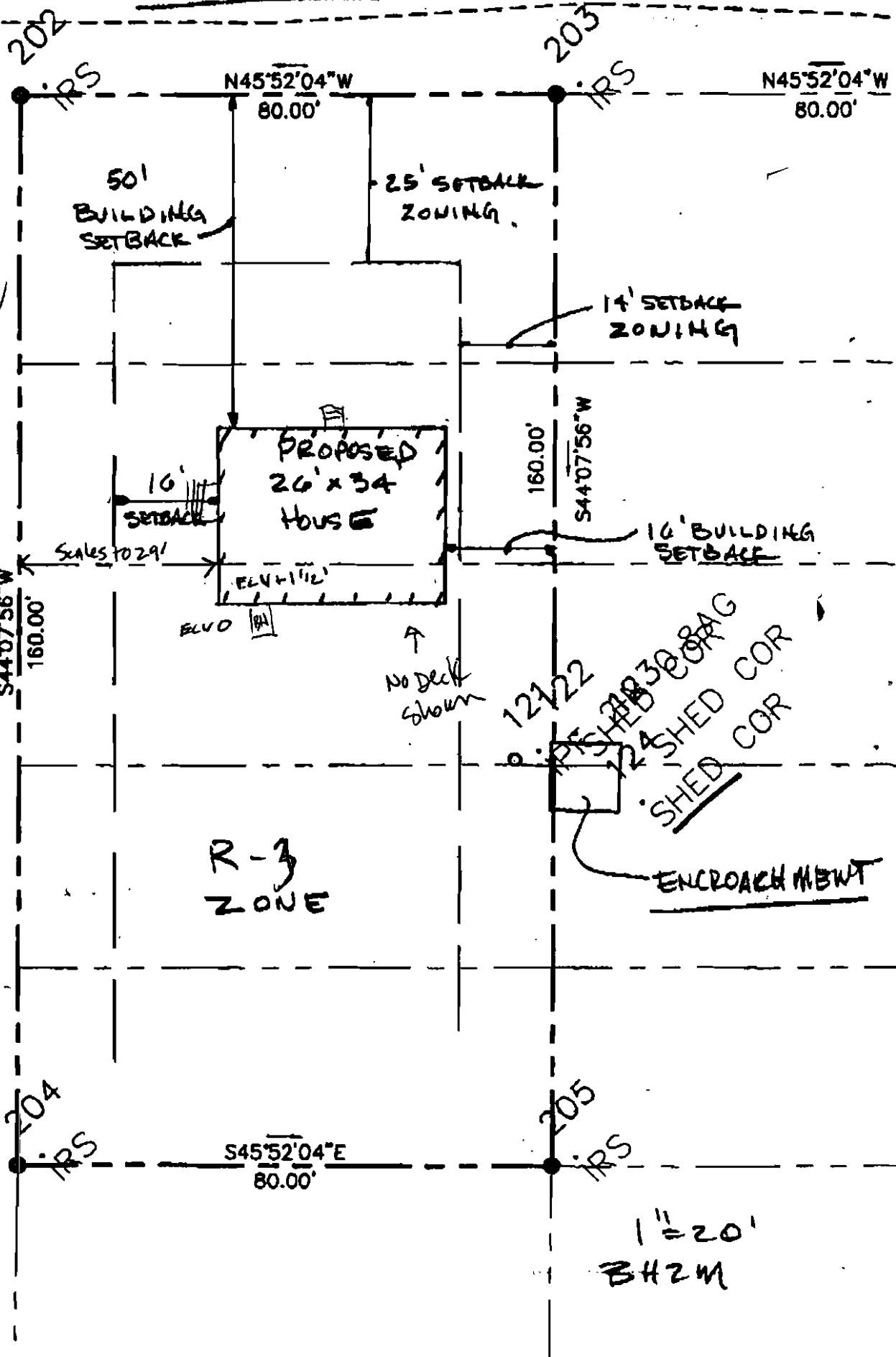
*[Signature]*  
City Engineer Signature

L.P.L. # 01124

MAXIMUM #  
UP NO #

DOVER AVE

*Farbell Ave*



202 IRS N45°52'04"W 80.00' 203 IRS N45°52'04"W 80.00'

50' BUILDING SETBACK 25' SETBACK ZONING

14' SETBACK ZONING

PROPOSED 26' x 34 HOUSE  
16' SETBACK  
ELV +11/2'

160.00' S44°07'56"W

16' BUILDING SETBACK

S44°07'56"W 160.00'

Scale 1/2" = 20'

ELVD 19A

No Deck shown

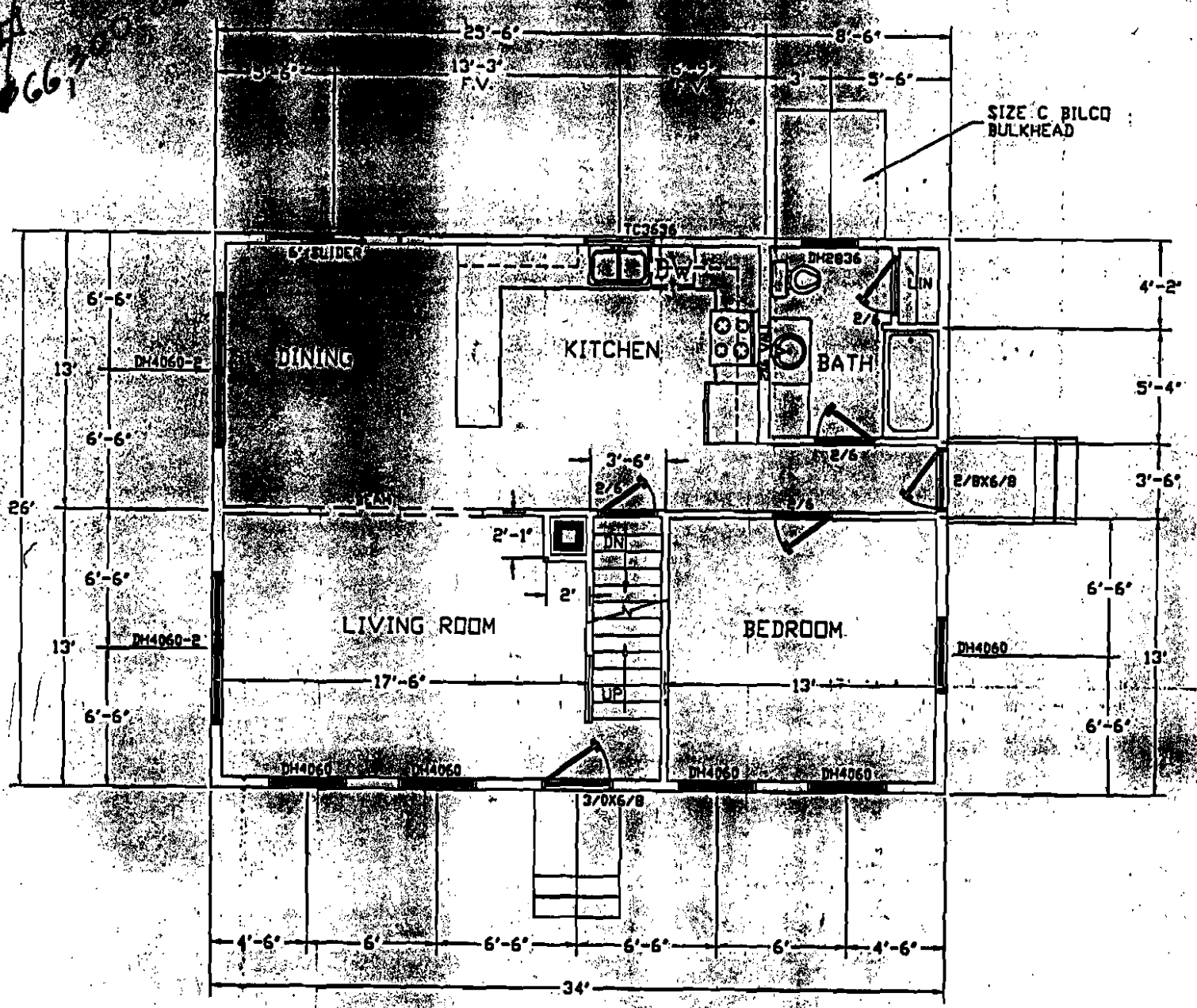
12' SHED COR  
12' SHED COR  
ENCROACHMENT

R-3 ZONE

204 IRS S45°52'04"E 80.00' 205 IRS

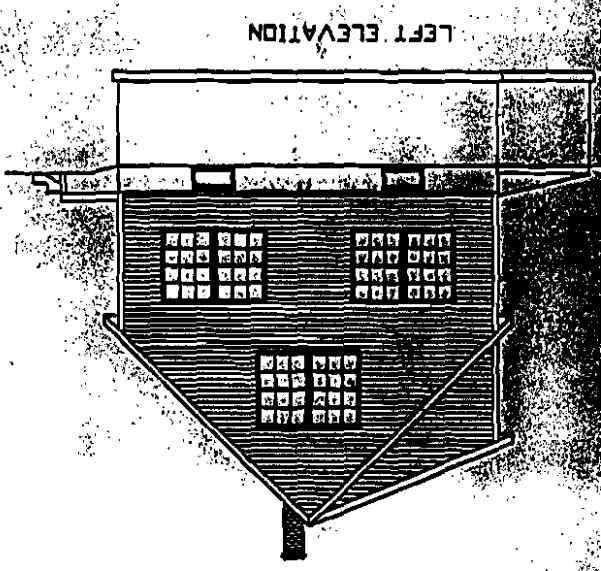
1" = 20'  
BHZM

88  
 #7500 A  
 = #667

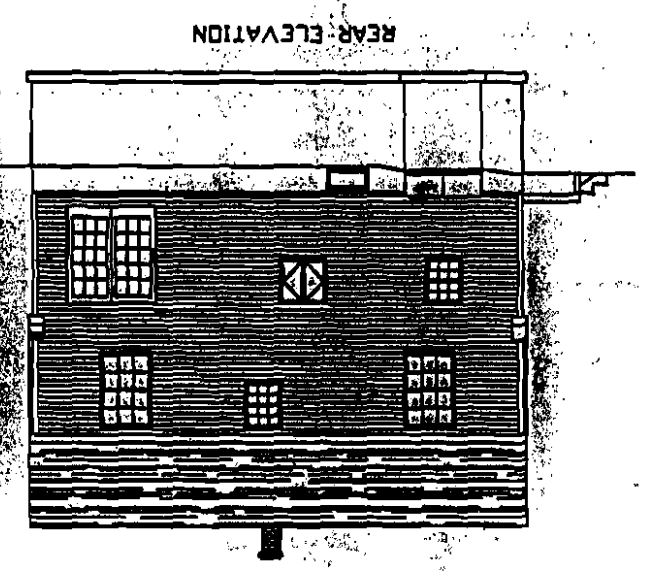


FIRST FLOOR PLAN

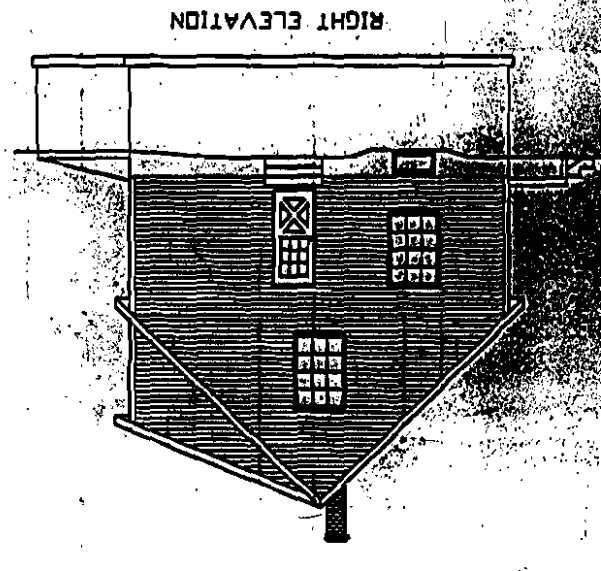
ELAVIONS  
 EnginDevelopments  
 HANCOCK  
 1500  
 1500



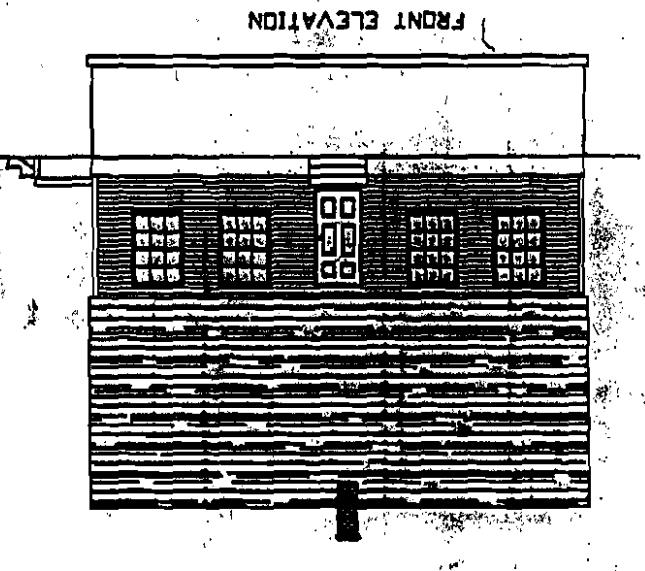
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

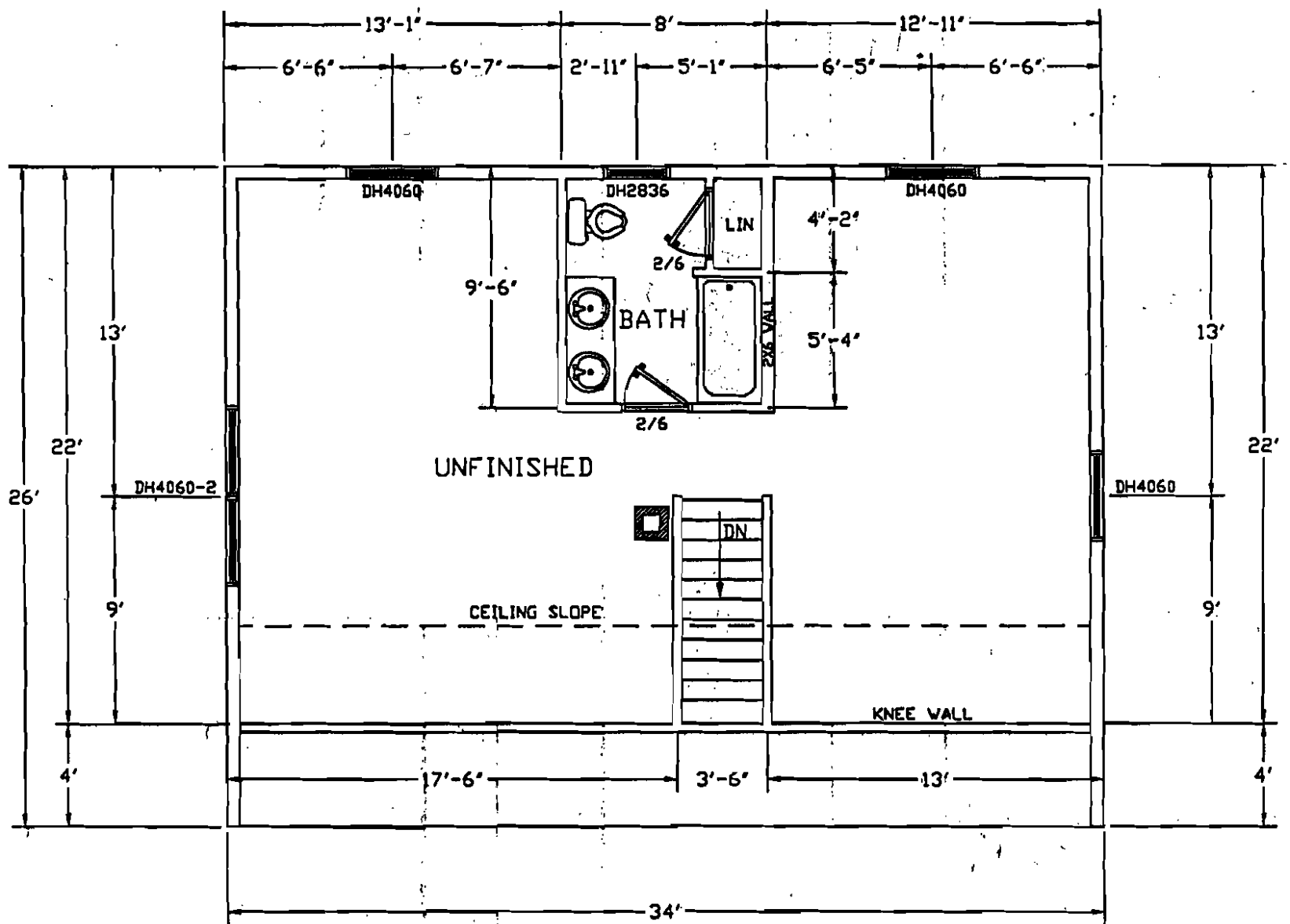


FRONT ELEVATION

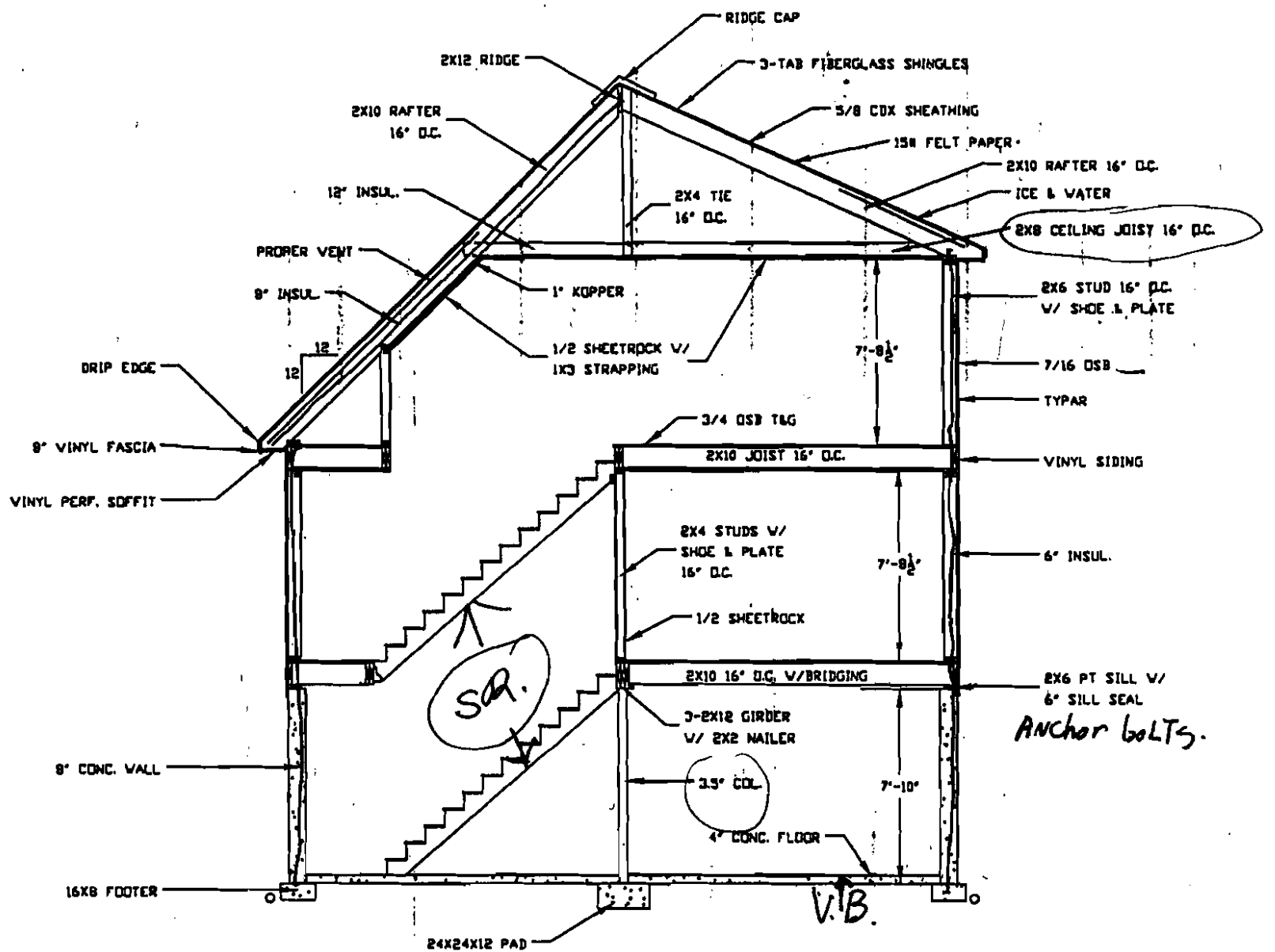
NOT TO SCALE  
 ALL DIMENSIONS IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED  
 THIS DRAWING IS THE PROPERTY OF HANCOCK ENGINEERING DEVELOPMENTS  
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
 WITHOUT THE WRITTEN PERMISSION OF HANCOCK ENGINEERING DEVELOPMENTS

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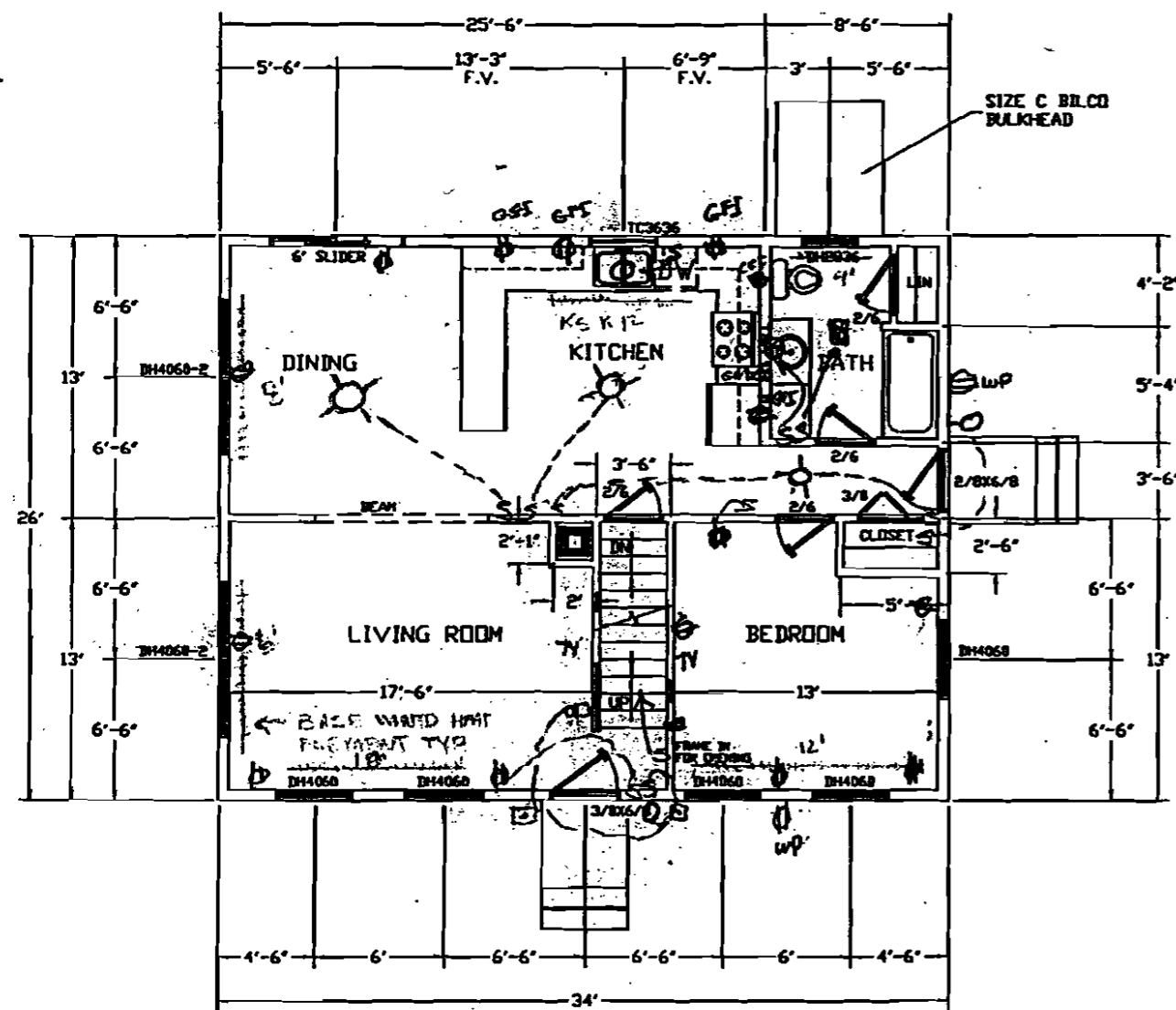
SECOND FLOOR PLAN



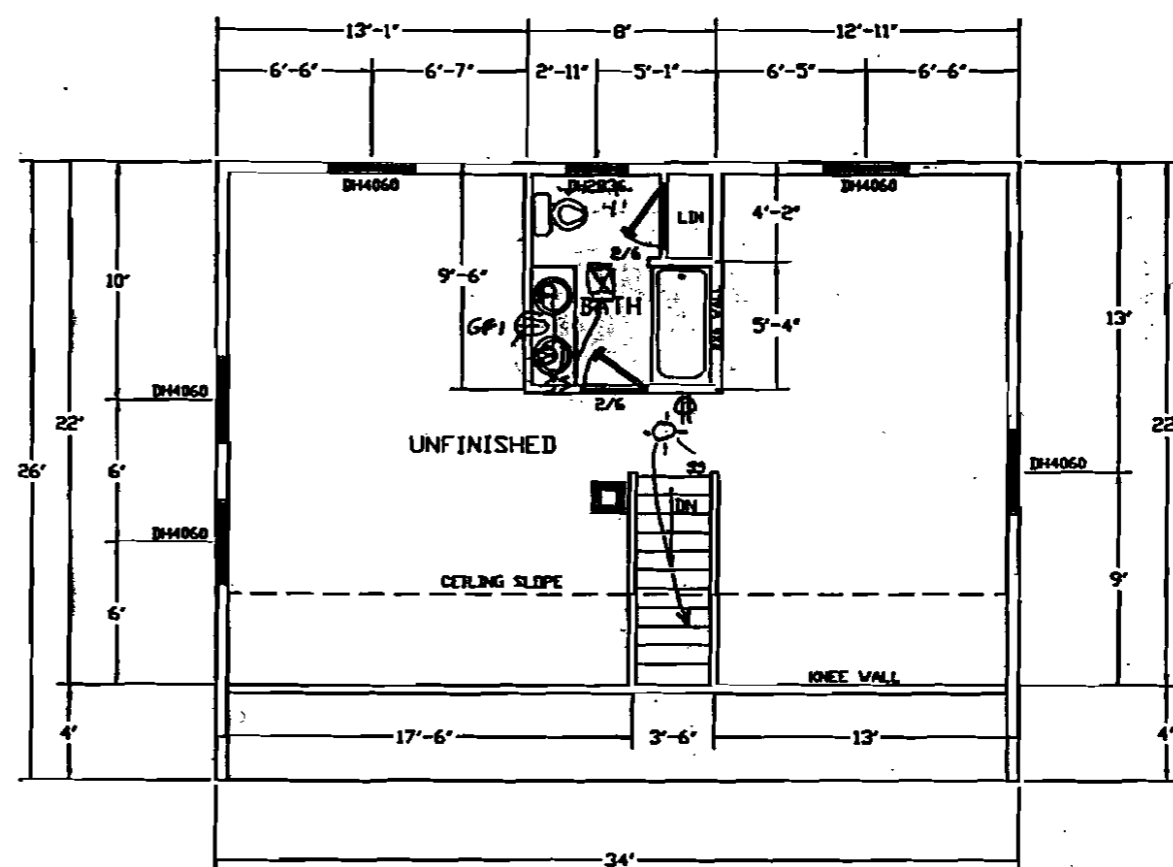
HOUSE CROSS SECTION

IT IS PROVIDED TO OUR CUSTOMERS BY HANCOCK LUMBER. CUSTOMERS ARE, HOWEVER, THAT THIS IS NOT THE WORK PRODUCT OF ANY REGISTERED ARCHITECTS WITHIN ALABAMA, AND CUSTOMERS MAY WANT TO CONSULT AN ARCHITECT BEFORE TAKING FINAL DECISIONS. BUILDERS OR OTHERS SHOULD ALSO APPRECIATE THAT HANCOCK LUMBER DOES NOT GUARANTEE OR WARRANT THE SUITABILITY OF THE INFORMATION OF THE CUSTOMER.

NOTES:  
 WINDOWS ARE HANCOCK CLASSIC VINYL WINDOWS  
 EXT. & INT. DOOR STYLES WILL BE DETERMINED BY OTHER  
 ALL MEASUREMENTS TO BE VERIFIED ON SITE BY OTHER

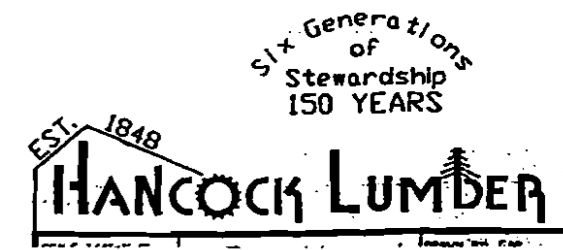
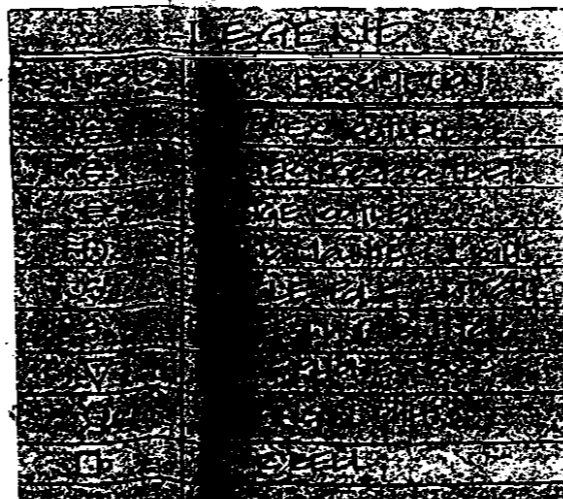


FIRST FLOOR PLAN



SECOND FLOOR PLAN

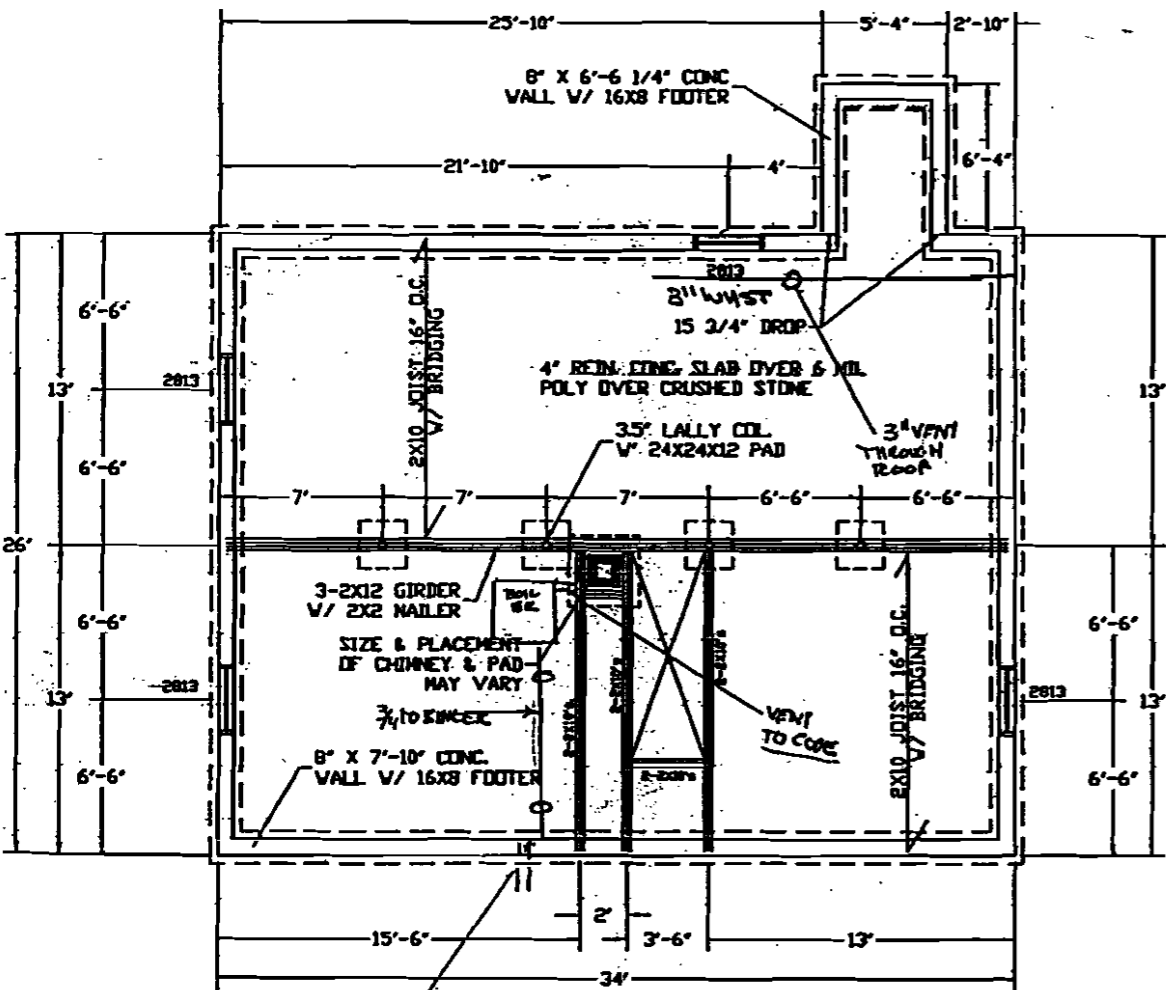
ELECT  
 HEAT & PLUMBING PLAN  
 F/H/W



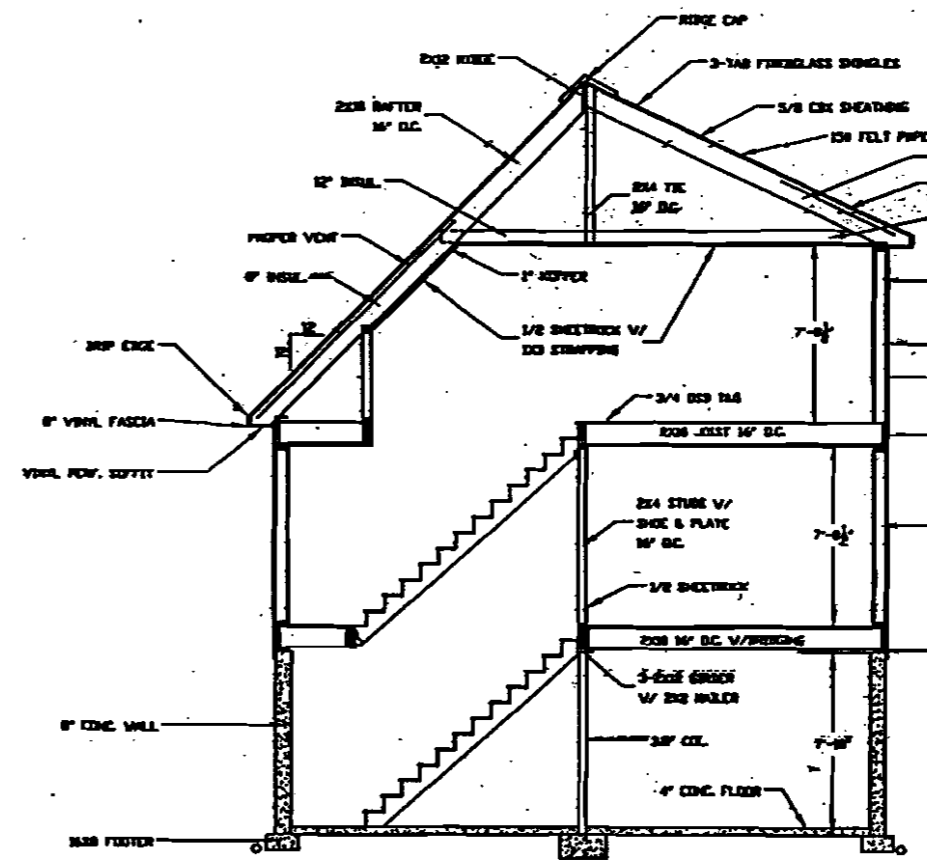


IS PROVIDED TO OUR CUSTOMERS  
 HANCOCK LUMBER. CUSTOMERS  
 WE HEREBY STATE THAT THIS  
 IS THE WORK PRODUCT OF ANY  
 REGISTERED ARCHITECTS WITHIN  
 ADVERSE CUSTOMERS MAY WANT TO  
 ARCHITECTS BEFORE TAKING FINAL  
 TO ANY BUILDING OR  
 TOWNERS SHOULD ALSO APPRECIATE  
 OUR CUSTOMERS WITH THIS  
 HANCOCK LUMBER DOES NOT GUARANTEE  
 OR SUITABILITY OF THE INFORMATION  
 OF THE CUSTOMER.

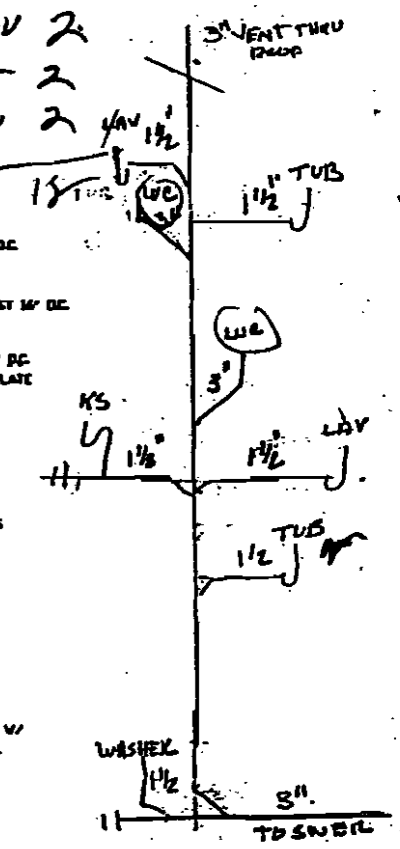
LAV - 2 FU.  
 BT - 2 FU.  
 WC - 3  
 KC - 2  
 LAV 2  
 BT 2  
 CW 2



FOUNDATION PLAN



HOUSE CROSS SECTION



HEATING + PLUMBING PLAN  
 F/H/W

